HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: April 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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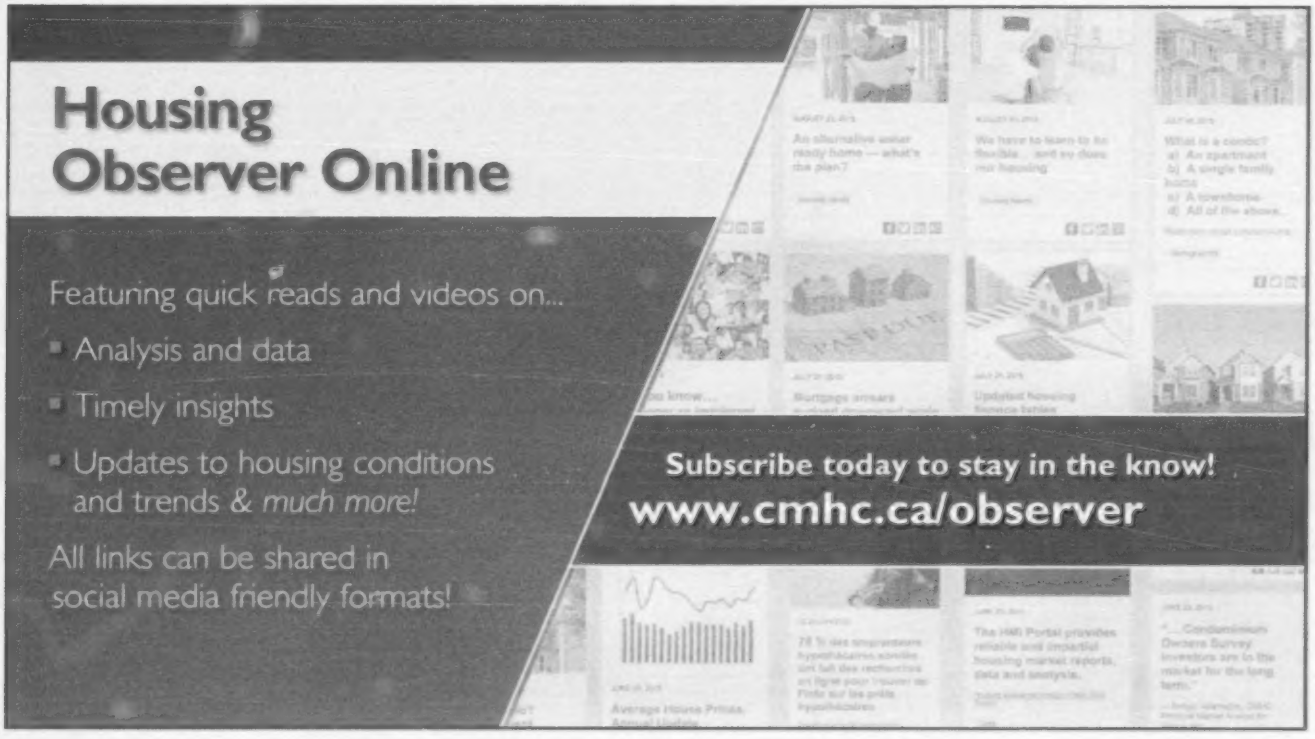
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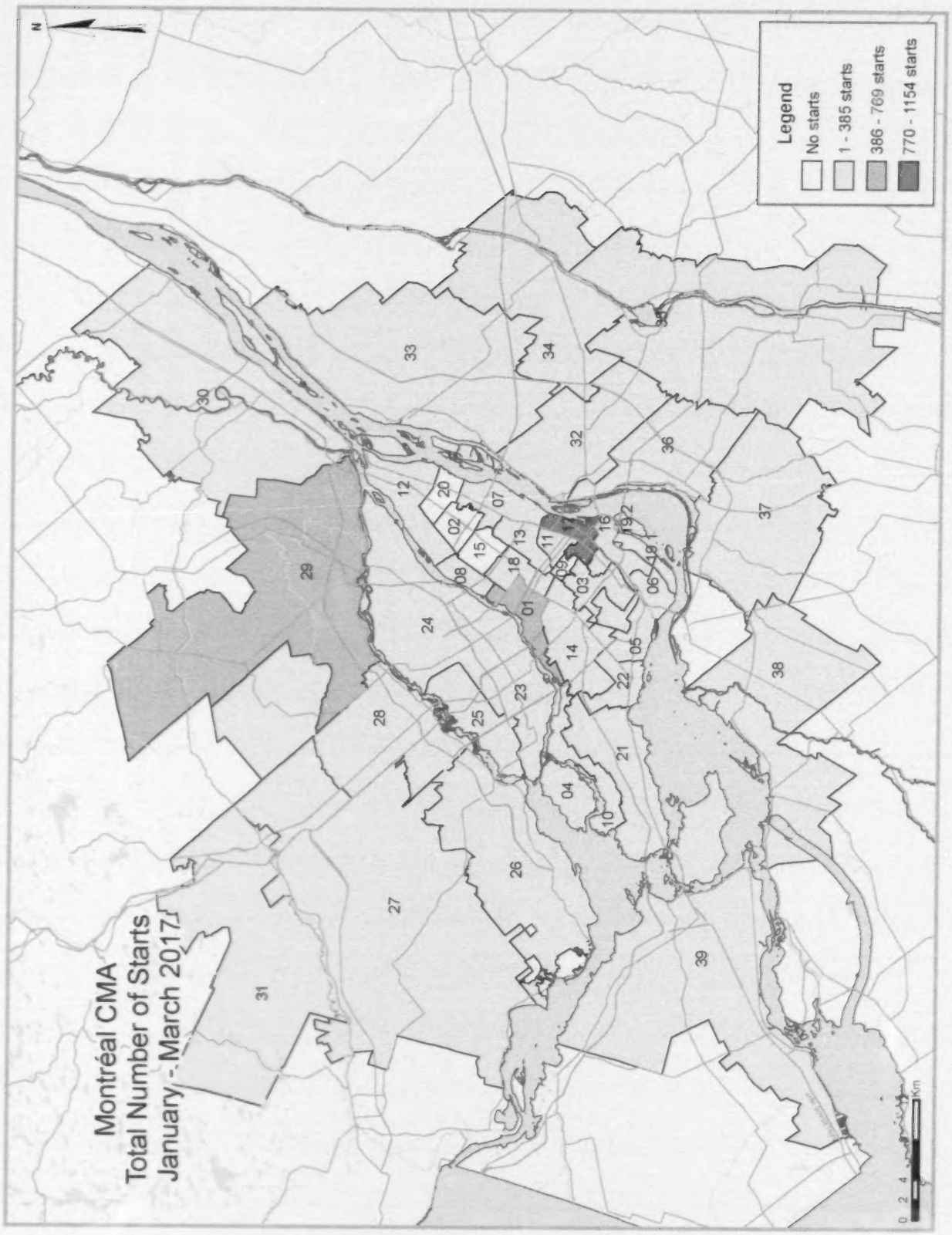
Montréal CMA
Total Number of Starts
January - March 2017
Legend
No starts
1 - 385 starts
386 - 769 starts
770 - 1154 starts
N
0 2 4 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2017		
Montreal CMA[1]	February 2017	March 2017
Trend[2]	20,562	19,268
SAAR	22,086	27,569
	March 2016	March 2017
Actual		
March - Single-Detached	157	163
March - Multiples	662	2,048
March - Total	819	2,211
January to March - Single-Detached	307	351
January to March - Multiples	2,484	4,318
January to March - Total	2,791	4,669

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2017	163	90	77	0	28	544	10	1,251	2,211
March 2016	157	70	25	0	25	310	0	232	819
% Change	3.8	28.6	**	n/a	12.0	75.5	n/a	**	170.0
Year-to-date 2017	351	166	124	0	48	2,117	17	1,789	4,669
Year-to-date 2016	307	134	106	0	70	856	0	1,238	2,791
% Change	14.3	23.9	17.0	n/a	-31.4	147.3	n/a	44.5	67.3
UNDER CONSTRUCTION									
March 2017	846	398	544	0	313	9,869	43	9,368	21,562
March 2016	727	340	436	0	264	9,412	0	8,446	20,114
% Change	16.4	17.1	24.8	n/a	18.6	4.9	n/a	10.9	7.2
COMPLETIONS									
March 2017	178	36	31	0	24	245	3	51	568
March 2016	121	40	18	0	30	316	1	219	797
% Change	47.1	-10.0	72.2	n/a	-20.0	-22.5	200.0	-76.7	-28.7
Year-to-date 2017	511	118	119	0	87	833	10	543	2,228
Year-to-date 2016	401	84	69	0	65	1,572	7	753	3,003
% Change	27.4	40.5	72.5	n/a	33.8	-47.0	42.9	-27.9	-25.8
COMPLETED & NOT ABSORBED									
March 2017	299	159	197	0	87	1,957	n/a	n/a	2,699
March 2016	349	181	170	0	64	2,231	n/a	n/a	2,995
% Change	-14.3	-12.2	15.9	n/a	35.9	-12.3	n/a	n/a	-9.9
ABSORBED									
March 2017	181	36	29	0	31	315	n/a	n/a	592
March 2016	125	49	19	0	30	387	n/a	n/a	610
% Change	44.8	-26.5	52.6	n/a	3.3	-18.6	n/a	n/a	-3.0
Year-to-date 2017	493	122	133	0	102	943	n/a	n/a	1,793
Year-to-date 2016	414	103	99	0	58	1,837	n/a	n/a	2,511
% Change	19.1	18.4	34.3	n/a	75.9	-48.7	n/a	n/a	-28.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
March 2017	3	0	0	0	4	312	0	413	780
March 2016	2	2	4	0	7	118	0	68	201
Laval									
March 2017	11	2	12	0	0	81	0	209	315
March 2016	12	8	0	0	0	75	0	25	120
North Shore									
March 2017	85	28	29	0	3	19	0	189	353
March 2016	76	32	18	0	14	75	0	101	316
South Shore									
March 2017	44	50	36	0	3	129	10	440	712
March 2016	45	26	3	0	0	42	0	38	154
Vaudreuil-Soulanges									
March 2017	20	10	0	0	18	3	0	0	51
March 2016	22	2	0	0	4	0	0	0	28
Montréal CMA									
March 2017	163	90	77	0	28	544	10	1,251	2,211
March 2016	157	70	25	0	25	310	0	232	819
UNDER CONSTRUCTION									
Island of Montréal									
March 2017	93	38	64	0	117	6,810	0	3,630	10,933
March 2016	73	32	123	0	147	6,085	0	3,670	10,208
Laval									
March 2017	63	20	56	0	0	1,123	0	664	1,926
March 2016	56	12	32	0	6	867	0	760	1,899
North Shore									
March 2017	327	66	216	0	44	688	0	1,414	2,755
March 2016	284	94	113	0	55	1,252	0	1,839	3,802
South Shore									
March 2017	272	234	158	0	81	1,030	43	2,745	4,563
March 2016	221	180	113	0	23	971	0	1,810	3,398
Vaudreuil-Soulanges									
March 2017	91	40	50	0	71	218	0	915	1,385
March 2016	93	22	55	0	33	237	0	367	807
Montréal CMA									
March 2017	846	398	544	0	313	9,869	43	9,368	21,562
March 2016	727	340	436	0	264	9,412	0	8,446	20,114

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
March 2017	11	4	0	0	24	37	0	7	83
March 2016	8	6	0	0	20	86	0	20	192
Laval									
March 2017	11	0	5	0	0	3	0	6	25
March 2016	5	6	0	0	6	87	0	21	125
North Shore									
March 2017	86	12	19	0	0	169	0	27	313
March 2016	66	10	8	0	0	46	1	64	195
South Shore									
March 2017	56	20	3	0	0	17	3	11	110
March 2016	27	12	10	0	0	59	0	114	222
Vaudreuil-Soulanges									
March 2017	14	0	4	0	0	19	0	0	37
March 2016	15	6	0	0	4	38	0	0	63
Montréal CMA									
March 2017	178	36	31	0	24	245	3	51	568
March 2016	121	40	18	0	30	316	1	219	797
COMPLETED & NOT ABSORBED									
Island of Montréal									
March 2017	12	5	19	0	24	483	n/a	n/a	543
March 2016	11	14	13	0	5	720	n/a	n/a	763
Laval									
March 2017	39	16	37	0	4	242	n/a	n/a	338
March 2016	39	33	32	0	22	352	n/a	n/a	478
North Shore									
March 2017	145	67	89	0	41	792	n/a	n/a	1,134
March 2016	201	49	83	0	24	623	n/a	n/a	980
South Shore									
March 2017	79	66	23	0	8	370	n/a	n/a	546
March 2016	81	78	27	0	9	490	n/a	n/a	685
Vaudreuil-Soulanges									
March 2017	24	5	29	0	10	70	n/a	n/a	138
March 2016	17	7	15	0	4	46	n/a	n/a	89
Montréal CMA									
March 2017	299	159	197	0	87	1,957	n/a	n/a	2,699
March 2016	349	181	170	0	64	2,231	n/a	n/a	2,995

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket March 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
March 2017	10	5	2	0	24	81	n/a	n/a	122
March 2016	7	5	3	0	18	189	n/a	n/a	222
Laval									
March 2017	7	2	3	0	0	97	n/a	n/a	109
March 2016	5	2	1	0	2	17	n/a	n/a	27
North Shore									
March 2017	91	11	15	0	7	100	n/a	n/a	224
March 2016	71	14	4	0	2	64	n/a	n/a	155
South Shore									
March 2017	53	18	7	0	0	10	n/a	n/a	88
March 2016	26	25	8	0	3	86	n/a	n/a	148
Vaudreuil-Soulanges									
March 2017	20	0	2	0	0	27	n/a	n/a	49
March 2016	16	3	3	0	5	31	n/a	n/a	58
Montréal CMA									
March 2017	181	36	29	0	31	315	n/a	n/a	592
March 2016	125	49	19	0	30	387	n/a	n/a	610

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	2,499	824	832	0	386	6,378	26	6,678	17,834
% Change	4.1	21.5	35.3	n/a	21.4	-15.4	**	-3.6	-4.9
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Zone 1	0	0	0	0	0	0	409	0	409	0	n/a
Zone 2	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 3	0	0	0	0	0	0	59	52	59	52	13.5
Zone 4	2	0	0	0	0	0	0	0	2	0	n/a
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	0	0	0	0	0	n/a
Zone 7	0	1	0	0	0	0	11	16	11	17	-35.3
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 13	0	0	0	0	4	0	7	0	11	0	n/a
Zone 14	1	0	0	0	0	0	0	0	1	0	n/a
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	2	0	2	0	n/a
Zone 17	0	0	0	0	0	0	215	118	215	118	82.2
Zone 18	0	0	0	0	0	0	38	0	38	0	n/a
Zone 19.1	0	0	0	0	0	0	32	0	32	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	0	0	0	0	0	11	0	0	0	11	-100.0
Zone 22	0	0	0	0	0	0	0	0	0	0	n/a
Zone 23	1	7	0	4	0	0	287	0	288	11	**
Zone 24	4	1	0	0	12	0	0	73	16	74	-78.4
Zone 25	6	4	2	4	0	0	3	27	11	35	-68.6
Zone 26	7	11	2	8	4	10	12	6	25	35	-28.6
Zone 27	23	39	8	0	16	6	21	30	68	75	-9.3
Zone 28	15	5	0	0	0	14	4	8	19	27	-29.6
Zone 29	22	11	6	14	3	0	115	76	146	101	44.6
Zone 30	5	3	4	4	9	0	14	6	32	13	146.2
Zone 31	13	7	8	6	0	0	42	52	63	65	-3.1
Zone 32	2	6	0	2	3	3	176	21	181	32	**
Zone 33	0	7	0	2	0	0	18	15	18	24	-25.0
Zone 34	6	5	0	0	10	0	46	4	62	9	**
Zone 35	22	6	26	10	0	0	39	0	87	16	**
Zone 36	8	7	4	2	20	0	57	40	89	49	81.6
Zone 37	1	5	14	10	7	0	218	0	240	15	**
Zone 38	5	9	6	0	3	0	21	0	35	9	**
Zone 39	20	22	10	2	18	4	3	0	51	28	82.1
Montréal CMA	163	157	90	70	109	48	1,849	544	2,211	819	170.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	0	0	0	0	0	0	409	2	409	2	**
Zone 2	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 3	0	0	0	0	0	0	59	52	59	52	13.5
Zone 4	2	2	0	0	0	0	0	0	2	2	0.0
Zone 5	0	0	0	0	0	0	8	0	8	0	n/a
Zone 6	0	0	0	2	0	6	8	161	8	169	-95.3
Zone 7	0	2	0	4	0	0	11	383	11	389	-97.2
Zone 8	1	0	0	0	0	0	0	0	1	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	26	0	26	0	n/a
Zone 11	0	0	0	0	0	0	28	32	28	32	-12.5
Zone 12	1	1	4	0	0	0	63	24	68	25	172.0
Zone 13	0	0	0	0	4	20	7	26	11	46	-76.1
Zone 14	3	1	6	0	7	0	10	0	26	1	**
Zone 15	0	3	0	2	0	0	0	0	0	5	-100.0
Zone 16	1	0	0	0	0	0	2	8	3	8	-62.5
Zone 17	0	0	0	2	0	0	1,154	420	1,154	422	173.5
Zone 18	0	0	0	0	0	0	38	20	38	20	90.0
Zone 19.1	0	0	0	0	0	0	85	0	85	0	n/a
Zone 19.2	0	0	0	0	4	0	0	0	4	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	3	0	0	0	11	0	0	3	14	-78.6
Zone 22	0	0	0	0	0	12	112	0	112	12	**
Zone 23	7	8	0	4	0	0	333	0	340	12	**
Zone 24	11	5	0	2	16	0	0	320	27	327	-91.7
Zone 25	7	11	10	4	0	0	8	42	25	57	-56.1
Zone 26	18	29	4	16	8	15	52	33	82	93	-11.8
Zone 27	48	49	10	0	24	23	63	34	145	106	36.8
Zone 28	23	8	0	2	16	14	93	8	132	32	**
Zone 29	48	25	12	18	14	4	393	93	467	140	**
Zone 30	11	9	8	6	9	6	41	7	69	28	146.4
Zone 31	30	35	10	16	0	0	149	80	189	131	44.3
Zone 32	5	9	2	2	6	14	214	111	227	136	66.9
Zone 33	6	9	2	2	0	0	18	95	26	106	-75.5
Zone 34	7	7	0	0	16	4	53	43	76	54	40.7
Zone 35	47	21	42	16	0	0	80	37	169	74	128.4
Zone 36	15	10	8	2	20	8	57	122	100	142	-29.6
Zone 37	3	11	26	24	14	15	334	17	377	67	**
Zone 38	7	11	8	6	3	0	58	0	76	17	**
Zone 39	47	38	14	2	18	18	7	10	86	68	26.5
Montréal CMA	351	307	166	134	179	170	3,973	2,180	4,669	2,791	67.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Zone 1	0	0	0	0	24	0	337	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	59	52
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	8	0	3	16
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	4	0	0	0	7	0	0	0
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	2	0	0	0
Zone 17	0	0	0	0	215	118	0	0
Zone 18	0	0	0	0	24	0	14	0
Zone 19.1	0	0	0	0	32	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	11	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	0	0	0	0	81	0	206	0
Zone 24	12	0	0	0	0	60	0	13
Zone 25	0	0	0	0	0	15	3	12
Zone 26	4	10	0	0	0	6	12	0
Zone 27	16	6	0	0	3	8	18	22
Zone 28	0	14	0	0	0	4	4	4
Zone 29	3	0	0	0	12	59	103	17
Zone 30	9	0	0	0	0	0	14	6
Zone 31	0	0	0	0	4	0	38	52
Zone 32	0	3	3	0	81	3	95	18
Zone 33	0	0	0	0	12	15	6	0
Zone 34	10	0	0	0	2	0	44	4
Zone 35	0	0	0	0	10	0	29	0
Zone 36	20	0	0	0	18	24	39	16
Zone 37	0	0	7	0	12	0	206	0
Zone 38	3	0	0	0	0	0	21	0
Zone 39	18	4	0	0	3	0	0	0
Montréal CMA	99	48	10	0	550	312	1,251	232

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	24	2	337	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	59	52
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	8	0	0	0
Zone 6	0	6	0	0	0	41	8	120
Zone 7	0	0	0	0	8	2	3	381
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	26	0	0	0
Zone 11	0	0	0	0	28	0	0	32
Zone 12	0	0	0	0	54	24	0	0
Zone 13	4	20	0	0	7	20	0	6
Zone 14	7	0	0	0	10	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	2	0	0	8
Zone 17	0	0	0	0	1,128	118	26	302
Zone 18	0	0	0	0	24	20	14	0
Zone 19.1	0	0	0	0	76	0	9	0
Zone 19.2	4	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	11	0	0	0	0	0	0
Zone 22	0	12	0	0	112	0	0	0
Zone 23	0	0	0	0	124	0	209	0
Zone 24	16	0	0	0	0	286	0	34
Zone 25	0	0	0	0	5	15	3	27
Zone 26	8	15	0	0	40	18	12	15
Zone 27	24	23	0	0	15	8	48	26
Zone 28	16	14	0	0	24	4	69	4
Zone 29	14	4	0	0	130	76	263	17
Zone 30	9	6	0	0	15	0	26	7
Zone 31	0	0	0	0	13	11	136	69
Zone 32	3	14	3	0	94	77	120	34
Zone 33	0	0	0	0	12	15	6	0
Zone 34	16	4	0	0	9	15	44	28
Zone 35	0	0	0	0	26	0	54	37
Zone 36	20	8	0	0	18	106	39	16
Zone 37	0	15	14	0	88	0	246	17
Zone 38	3	0	0	0	4	0	54	0
Zone 39	18	18	0	0	3	4	4	6
Montréal CMA	162	170	17	0	2,127	862	1,789	1,238

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Zone 1	0	0	24	0	337	0	409	0
Zone 2	0	2	0	0	0	0	0	2
Zone 3	0	0	0	0	59	52	59	52
Zone 4	2	0	0	0	0	0	2	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	1	8	0	3	16	11	17
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	1	0	0	0	0	0	1
Zone 13	0	0	11	0	0	0	11	0
Zone 14	1	0	0	0	0	0	1	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	2	0	0	0	2	0
Zone 17	0	0	215	118	0	0	215	118
Zone 18	0	0	24	0	14	0	38	0
Zone 19.1	0	0	32	0	0	0	32	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	4	0	7	0	0	0	11
Zone 22	0	0	0	0	0	0	0	0
Zone 23	1	11	81	0	206	0	288	11
Zone 24	16	1	0	60	0	13	16	74
Zone 25	8	8	0	15	3	12	11	35
Zone 26	13	29	0	6	12	0	25	35
Zone 27	47	47	3	6	18	22	68	75
Zone 28	15	5	0	18	4	4	19	27
Zone 29	28	25	15	59	103	17	146	101
Zone 30	18	7	0	0	14	6	32	13
Zone 31	21	13	4	0	38	52	63	65
Zone 32	2	11	81	3	98	18	181	32
Zone 33	0	9	12	15	6	0	18	24
Zone 34	18	5	0	0	44	4	62	9
Zone 35	50	16	8	0	29	0	87	16
Zone 36	34	9	16	24	39	16	89	49
Zone 37	15	15	12	0	213	0	240	15
Zone 38	11	9	3	0	21	0	35	9
Zone 39	30	24	21	4	0	0	51	28
Montréal CMA	330	252	572	335	1,261	232	2,211	819

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	24	2	337	0	409	2
Zone 2	0	2	0	0	0	0	0	2
Zone 3	0	0	0	0	59	52	59	52
Zone 4	2	2	0	0	0	0	2	2
Zone 5	0	0	8	0	0	0	8	0
Zone 6	0	2	0	47	8	120	8	169
Zone 7	0	8	8	0	3	381	11	389
Zone 8	1	0	0	0	0	0	1	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	26	0	0	0	26	0
Zone 11	0	0	28	0	0	32	28	32
Zone 12	5	1	54	24	0	0	68	25
Zone 13	0	0	11	40	0	6	11	46
Zone 14	9	1	17	0	0	0	26	1
Zone 15	0	5	0	0	0	0	0	5
Zone 16	1	0	2	0	0	8	3	8
Zone 17	0	2	1,128	118	26	302	1,154	422
Zone 18	0	0	24	20	14	0	38	20
Zone 19.1	0	0	76	0	9	0	85	0
Zone 19.2	0	0	4	0	0	0	4	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	3	7	0	7	0	0	3	14
Zone 22	0	12	112	0	0	0	112	12
Zone 23	7	12	124	0	209	0	340	12
Zone 24	27	7	0	286	0	34	27	327
Zone 25	17	15	5	15	3	27	25	57
Zone 26	32	57	38	21	12	15	82	93
Zone 27	82	74	15	6	48	26	145	106
Zone 28	39	10	24	18	69	4	132	32
Zone 29	73	47	131	76	263	17	467	140
Zone 30	28	21	15	0	26	7	69	28
Zone 31	40	51	13	11	136	69	189	131
Zone 32	7	25	97	77	123	34	227	136
Zone 33	8	11	12	15	6	0	26	106
Zone 34	19	11	13	15	44	28	76	54
Zone 35	91	37	24	0	54	37	169	74
Zone 36	45	20	16	106	39	16	100	142
Zone 37	29	50	88	0	260	17	377	67
Zone 38	15	17	7	0	54	0	76	17
Zone 39	61	40	21	22	4	6	86	68
Montréal CMA	641	547	2,165	926	1,806	1,238	4,669	2,791

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Zone 1	1	1	0	0	0	0	0	2	1	3	-66.7
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	4	9	6	0	0	9	10	-10.0
Zone 7	0	0	0	0	8	0	0	14	8	14	-42.9
Zone 8	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	5	0	5	0	n/a
Zone 12	2	1	4	2	0	0	0	6	6	9	-33.3
Zone 13	0	0	0	0	0	0	3	12	3	12	-75.0
Zone 14	0	2	0	0	0	6	0	0	0	8	-100.0
Zone 15	2	0	0	0	0	0	0	0	2	0	n/a
Zone 16	0	0	0	0	0	0	4	32	4	32	-87.5
Zone 17	0	0	0	0	0	0	32	82	32	82	-61.0
Zone 18	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	4	1	0	0	0	8	0	0	4	9	-55.6
Zone 22	1	2	0	0	7	0	0	0	8	2	**
Zone 23	2	2	0	4	0	6	3	92	5	104	-95.2
Zone 24	7	3	0	2	0	0	0	6	7	11	-36.4
Zone 25	2	0	0	0	5	0	6	10	13	10	30.0
Zone 26	5	9	8	0	0	0	0	18	13	27	-51.9
Zone 27	9	11	0	0	8	0	53	37	70	48	45.8
Zone 28	9	11	0	2	0	0	80	0	89	13	**
Zone 29	47	15	4	6	3	0	60	51	114	72	58.3
Zone 30	10	7	0	2	4	0	4	7	18	16	12.5
Zone 31	6	14	0	0	0	0	3	5	9	19	-52.6
Zone 32	8	0	6	0	3	3	2	9	19	12	58.3
Zone 33	4	1	2	0	0	0	0	24	6	25	-76.0
Zone 34	6	3	0	0	0	0	0	6	6	9	-33.3
Zone 35	21	7	8	2	3	0	9	44	41	53	-22.6
Zone 36	1	6	2	4	0	0	17	0	20	10	100.0
Zone 37	11	2	0	6	0	3	0	42	11	53	-79.2
Zone 38	5	8	2	0	0	4	0	48	7	60	-88.3
Zone 39	14	15	0	6	4	4	19	38	37	63	-41.3
Montréal CMA	178	122	36	40	54	40	300	595	568	797	-28.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	1	2	0	0	0	0	3	34	4	36	-88.9
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	0	0	0	0	0	58	136	59	136	-56.6
Zone 4	6	2	0	0	0	0	0	0	6	2	200.0
Zone 5	0	1	0	0	0	0	0	60	0	61	-100.0
Zone 6	0	1	0	4	32	6	12	0	44	11	**
Zone 7	2	3	8	2	8	0	9	29	27	34	-20.6
Zone 8	0	1	0	0	0	0	0	10	0	11	-100.0
Zone 9	0	0	0	0	0	0	0	13	0	13	-100.0
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	5	19	5	19	-73.7
Zone 12	4	8	8	2	0	0	34	22	46	32	43.8
Zone 13	0	0	0	0	4	0	14	122	18	122	-85.2
Zone 14	3	2	0	0	8	6	8	13	19	21	-9.5
Zone 15	3	3	0	0	0	0	0	0	3	3	0.0
Zone 16	1	0	0	0	0	0	9	36	10	36	-72.2
Zone 17	0	0	0	0	3	0	344	521	347	521	-33.4
Zone 18	0	0	0	0	0	0	2	13	2	13	-84.6
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	5	5	0	0	16	12	0	0	21	17	23.5
Zone 22	4	6	0	0	23	0	0	0	27	6	**
Zone 23	10	5	0	4	0	6	3	92	13	107	-87.9
Zone 24	18	10	0	2	9	8	111	53	138	73	89.0
Zone 25	8	3	4	0	5	0	6	17	23	20	15.0
Zone 26	20	24	24	4	0	4	163	30	207	62	**
Zone 27	32	36	2	2	11	0	70	73	115	111	3.6
Zone 28	25	30	2	4	7	6	107	90	141	130	8.5
Zone 29	71	33	16	12	17	7	111	125	215	177	21.5
Zone 30	27	21	0	4	4	0	12	7	43	32	34.4
Zone 31	36	62	4	0	0	0	81	50	121	112	8.0
Zone 32	20	19	12	2	6	3	54	262	92	286	-67.8
Zone 33	21	6	2	8	0	0	9	39	32	53	-39.6
Zone 34	14	17	0	2	0	0	0	56	14	75	-81.3
Zone 35	58	24	10	6	3	0	67	164	138	194	-28.9
Zone 36	21	14	14	6	0	4	37	69	72	93	-22.6
Zone 37	19	13	6	10	0	10	0	45	25	78	-67.9
Zone 38	21	21	8	0	0	4	12	131	41	156	-73.7
Zone 39	61	36	4	10	42	50	53	54	160	150	6.7
Montréal CMA	512	408	124	84	198	126	1,394	2,385	2,228	3,003	-25.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Zone 1	0	0	0	0	0	2	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	9	6	0	0	0	0	0	0
Zone 7	8	0	0	0	0	14	0	0
Zone 8	0	0	0	0	0	4	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	5	0	0	0
Zone 12	0	0	0	0	0	0	0	6
Zone 13	0	0	0	0	0	12	3	0
Zone 14	0	6	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	32	4	0
Zone 17	0	0	0	0	32	22	0	8
Zone 18	0	0	0	0	0	0	0	6
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	8	0	0	0	0	0	0
Zone 22	7	0	0	0	0	0	0	0
Zone 23	0	6	0	0	3	77	0	15
Zone 24	0	0	0	0	0	6	0	0
Zone 25	5	0	0	0	0	4	6	6
Zone 26	0	0	0	0	0	18	0	0
Zone 27	8	0	0	0	40	24	13	13
Zone 28	0	0	0	0	79	0	1	0
Zone 29	3	0	0	0	50	12	10	39
Zone 30	4	0	0	0	4	0	0	7
Zone 31	0	0	0	0	0	0	3	5
Zone 32	3	3	0	0	0	3	2	6
Zone 33	0	0	0	0	0	8	0	16
Zone 34	0	0	0	0	0	0	0	6
Zone 35	0	0	3	0	3	44	6	0
Zone 36	0	0	0	0	14	0	3	0
Zone 37	0	3	0	0	0	4	0	38
Zone 38	0	4	0	0	0	0	0	48
Zone 39	4	4	0	0	19	38	0	0
Montréal CMA	51	40	3	0	249	324	51	219

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	3	34	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	122	58	14
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	60	0	0
Zone 6	32	6	0	0	12	0	0	0
Zone 7	8	0	0	0	2	26	0	3
Zone 8	0	0	0	0	0	4	0	6
Zone 9	0	0	0	0	0	13	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	5	19	0	0
Zone 12	0	0	0	0	24	16	10	6
Zone 13	4	0	0	0	11	122	3	0
Zone 14	8	6	0	0	8	13	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	5	32	4	4
Zone 17	3	0	0	0	318	461	26	8
Zone 18	0	0	0	0	2	0	0	13
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	16	12	0	0	0	0	0	0
Zone 22	23	0	0	0	0	0	0	0
Zone 23	0	6	0	0	3	77	0	15
Zone 24	9	8	0	0	63	46	48	7
Zone 25	5	0	0	0	0	4	6	13
Zone 26	0	4	0	0	0	30	163	0
Zone 27	11	0	0	0	40	48	30	25
Zone 28	7	6	0	0	91	77	16	13
Zone 29	17	7	0	0	76	84	35	41
Zone 30	4	0	0	0	4	0	8	7
Zone 31	0	0	0	0	36	0	45	50
Zone 32	6	3	0	0	10	54	44	208
Zone 33	0	0	0	0	0	20	9	19
Zone 34	0	0	0	0	0	50	0	6
Zone 35	0	0	3	0	40	102	27	62
Zone 36	0	4	0	0	34	24	3	45
Zone 37	0	10	0	0	0	4	0	41
Zone 38	0	4	0	0	12	0	0	131
Zone 39	42	50	0	0	45	38	8	16
Montréal CMA	195	126	3	0	844	1,580	543	753

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Zone 1	1	1	0	2	0	0	1	3
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	4	9	6	0	0	9	10
Zone 7	0	0	8	14	0	0	8	14
Zone 8	0	0	0	4	0	0	0	4
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	5	0	0	0	5	0
Zone 12	6	3	0	0	0	6	6	9
Zone 13	0	0	0	12	3	0	3	12
Zone 14	0	2	0	6	0	0	0	8
Zone 15	2	0	0	0	0	0	2	0
Zone 16	0	0	0	32	4	0	4	32
Zone 17	0	0	32	22	0	8	32	82
Zone 18	0	0	0	0	0	6	0	6
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	1	0	8	0	0	4	9
Zone 22	1	2	7	0	0	0	8	2
Zone 23	2	6	3	83	0	15	5	104
Zone 24	7	5	0	6	0	0	7	11
Zone 25	7	0	0	4	6	6	13	10
Zone 26	13	8	0	18	0	1	13	27
Zone 27	17	19	40	16	13	13	70	48
Zone 28	13	13	75	0	1	0	89	13
Zone 29	54	21	50	12	10	39	114	72
Zone 30	14	9	4	0	0	7	18	16
Zone 31	6	14	0	0	3	5	9	19
Zone 32	17	3	0	3	2	6	19	12
Zone 33	6	1	0	8	0	16	6	25
Zone 34	6	3	0	0	0	6	6	9
Zone 35	29	9	3	44	9	0	41	53
Zone 36	3	10	14	0	3	0	20	10
Zone 37	11	11	0	4	0	38	11	53
Zone 38	7	12	0	0	0	48	7	60
Zone 39	18	21	19	42	0	0	37	63
Montréal CMA	245	179	269	346	54	220	568	797

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	1	2	3	34	0	0	4	36
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	0	0	122	58	14	59	136
Zone 4	6	2	0	0	0	0	6	2
Zone 5	0	1	0	60	0	0	0	61
Zone 6	0	5	44	6	0	0	44	11
Zone 7	12	5	8	26	0	3	27	34
Zone 8	0	1	0	4	0	6	0	11
Zone 9	0	0	0	13	0	0	0	13
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	5	19	0	0	5	19
Zone 12	12	10	24	16	10	6	46	32
Zone 13	4	0	11	122	3	0	18	122
Zone 14	3	2	16	19	0	0	19	21
Zone 15	3	3	0	0	0	0	3	3
Zone 16	1	0	5	32	4	4	10	36
Zone 17	3	0	318	461	26	8	347	521
Zone 18	0	0	2	0	0	13	2	13
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	5	9	16	8	0	0	21	17
Zone 22	11	6	16	0	0	0	27	6
Zone 23	10	9	3	83	0	15	13	107
Zone 24	27	12	63	54	48	7	138	73
Zone 25	17	3	0	4	6	13	23	20
Zone 26	40	27	0	34	167	1	207	62
Zone 27	45	46	40	40	30	25	115	111
Zone 28	40	38	85	77	16	15	141	130
Zone 29	104	48	76	88	35	41	215	177
Zone 30	31	25	4	0	8	7	43	32
Zone 31	39	58	36	0	46	54	121	112
Zone 32	39	24	7	54	46	208	92	286
Zone 33	23	14	0	20	9	19	32	53
Zone 34	14	19	0	50	0	6	14	75
Zone 35	68	30	40	102	30	62	138	194
Zone 36	35	24	34	24	3	45	72	93
Zone 37	25	33	0	4	0	41	25	78
Zone 38	29	25	12	0	0	131	41	156
Zone 39	100	73	52	61	8	16	160	150
Montréal CMA	748	554	920	1,637	553	760	2,228	3,003

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
March 2017	0	0.0	0	0.0	3	50.0	0	0.0	3	50.0	6	-	-
March 2016	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	-	-
Year-to-date 2017	1	4.8	0	0.0	10	47.6	2	9.5	8	38.1	21	-	494,154
Year-to-date 2016	2	9.1	2	9.1	6	27.3	2	9.1	10	45.5	22	-	-
Laval													
March 2017	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
March 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	2	15.4	3	23.1	4	30.8	4	30.8	13	-	-
Year-to-date 2016	1	4.5	2	9.1	4	18.2	10	45.5	5	22.7	22	-	-
North Shore													
March 2017	24	33.8	28	39.4	12	16.9	7	9.9	0	0.0	71	255,000	298,112
March 2016	12	25.0	19	39.6	8	16.7	4	8.3	5	10.4	48	-	405,221
Year-to-date 2017	43	27.9	63	40.9	27	17.5	17	11.0	4	2.6	154	255,000	326,639
Year-to-date 2016	33	26.4	49	39.2	24	19.2	11	8.8	8	6.4	125	-	353,179
South Shore													
March 2017	3	13.0	6	26.1	9	39.1	2	8.7	3	13.0	23	-	-
March 2016	3	15.0	4	20.0	4	20.0	4	20.0	5	25.0	20	-	-
Year-to-date 2017	10	13.2	21	27.6	19	25.0	7	9.2	19	25.0	76	-	776,609
Year-to-date 2016	8	9.1	27	30.7	20	22.7	11	12.5	22	25.0	88	-	-
Vaudreuil-Soulanges													
March 2017	1	6.3	6	37.5	6	37.5	1	6.3	2	12.5	16	-	-
March 2016	3	23.1	3	23.1	5	38.5	2	15.4	0	0.0	13	-	-
Year-to-date 2017	7	19.4	16	44.4	9	25.0	2	5.6	2	5.6	36	-	-
Year-to-date 2016	6	21.4	6	21.4	10	35.7	5	17.9	1	3.6	28	-	-
Montréal CMA													
March 2017	28	23.5	40	33.6	30	25.2	13	10.9	8	6.7	119	385,000	411,218
March 2016	18	20.7	27	31.0	19	21.8	10	11.5	13	14.9	87	400,000	451,821
Year-to-date 2017	61	20.3	102	34.0	68	22.7	32	10.7	37	12.3	300	390,000	432,732
Year-to-date 2016	50	17.5	86	30.2	64	22.5	39	13.7	46	16.1	285	400,000	448,893

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2017						
Submarket	March 2017	March 2016	% Change	YTD 2017	YTD 2016	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	494,154	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	-	n/a
Zone 27	-	405,221	n/a	488,456	353,179	38.3
Zone 28	-	-	n/a	-	-	n/a
Zone 29	298,112	-	n/a	298,112	-	n/a
Zone 30	-	-	n/a	-	-	n/a
Zone 31	-	-	n/a	316,925	-	n/a
Zone 32	-	-	n/a	-	-	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	-	-	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	776,609	-	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	-	-	n/a	-	-	n/a
Montréal CMA	411,218	451,821	-9.0	432,732	448,893	-3.6

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
March 2017	3,080	4,040	14,539	369,063	4.7	368,038	7.3
March 2016	2,829	4,185	17,784	341,432	6.3	350,969	8.8
% Change	8.9	-3.5	-18.2	8.1	n.d.	4.9	n.d.
YTD 2017	6,553	11,538	14,331	363,084	6.6	n.d.	n.d.
YTD 2016	6,421	12,698	17,407	342,953	8.1	n.d.	n.d.
% Change	2.1	-9.1	-17.7	5.9	n.d.	n.d.	n.d.
CONDOMINIUMS*							
March 2017	1,651	2,909	13,039	290,914	7.9	288,261	11.8
March 2016	1,430	2,728	14,100	268,796	9.9	276,096	14.0
% Change	15.5	6.6	-7.5	8.2	n.d.	4.4	n.d.
YTD 2017	3,620	8,587	12,679	285,071	10.5	n.d.	n.d.
YTD 2016	3,174	8,560	13,731	269,359	13.0	n.d.	n.d.
% Change	14.1	0.3	-7.7	5.8	n.d.	n.d.	n.d.
PLEX*							
March 2017	425	686	2,634	477,188	6.2	483,437	7.9
March 2016	438	710	3,057	481,664	7.0	468,025	9.2
% Change	-3.0	-3.4	-13.8	-0.9	n.d.	3.3	n.d.
YTD 2017	957	1,889	2,551	485,266	8.0	n.d.	n.d.
YTD 2016	953	2,029	2,996	473,359	9.4	n.d.	n.d.
% Change	0.4	-6.9	-14.9	2.5	n.d.	n.d.	n.d.
TOTAL							
March 2017	5,159	7,645	30,285	359,708	5.9	354,255	8.8
March 2016	4,701	7,630	35,025	335,887	7.5	339,168	10.4
% Change	9.7	0.2	-13.5	7.1	n.d.	4.4	n.d.
YTD 2017	11,138	22,043	29,629	354,130	8.0	n.d.	n.d.
YTD 2016	10,557	23,315	34,217	336,257	9.7	n.d.	n.d.
% Change	5.5	-5.5	-13.4	5.3	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
March 2017

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.2	124.8	2,044	8.6	66.4	860
	February	561	3.14	4.64	99.4	125.4	2,044	8.7	66.4	860
	March	561	3.14	4.64	99.4	125.8	2,047	8.5	66.3	862
	April	561	3.14	4.64	99.5	126.2	2,050	8.3	66.2	868
	May	561	3.14	4.64	99.5	126.6	2,056	8.0	66.1	869
	June	561	3.14	4.64	99.5	126.2	2,055	7.8	65.9	874
	July	567	3.14	4.74	99.5	125.9	2,052	7.7	65.6	873
	August	567	3.14	4.74	99.5	125.8	2,055	7.7	65.6	880
	September	561	3.14	4.64	100.0	126.4	2,076	7.5	66.1	883
	October	561	3.14	4.64	100.0	126.3	2,096	7.2	66.5	882
	November	561	3.14	4.64	99.9	125.9	2,107	6.8	66.5	880
	December	561	3.14	4.64	100.0	125.5	2,113	6.7	66.6	882
2017	January	561	3.14	4.64	100.2	126.2	2,125	6.6	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,129	6.7	67.0	895
	March	561	3.14	4.64		127.0	2,128	6.6	66.9	893
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC—HOME TO CANADIANS

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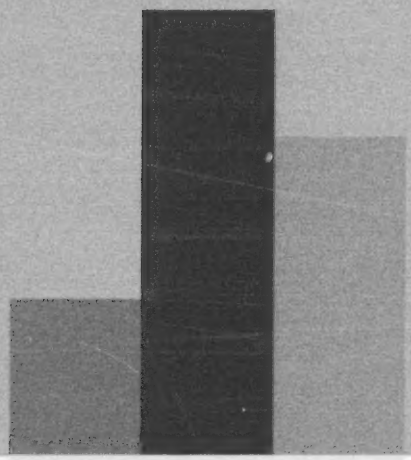

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